



## Auriol Drive, Uxbridge, UB10 9PP

- Being sold via 'Secure Sale'
- Retirement property
- First floor maisonette
- Well proportioned accommodation
- Attractive communal gardens
- Immediate 'exchange of contracts' available
- Available to over 60's only
- Large double bedroom
- Residents parking
- No onward chain

**Auction Guide £100,000**

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**Description**

A well-proportioned first-floor maisonette situated within a popular retirement development, enjoying an excellent location close to local transport links and amenities. The development is set within attractive, beautifully maintained communal grounds and further benefits from residents' parking, providing convenience for both homeowners and visitors.

**Accommodation**

The property is accessed via its own private front door, with stairs rising to the first floor, enhanced by the convenience of a stair lift. The generous living room is filled with natural light from two front-aspect windows and provides ample space for both living and dining, complemented by useful built-in storage. The modern fitted kitchen features an integrated oven and microwave, inset electric hob with extractor hood above, stainless steel sink, and space for a fridge freezer and washing machine, with a rear-aspect window overlooking the surroundings. The well-proportioned bedroom benefits from a rear-aspect window and built-in wardrobes, while the contemporary shower room is fitted with an enclosed shower cubicle, vanity wash hand basin and WC.

**Outside**

The development benefits from attractive, well-maintained communal gardens, complete with seating areas and designated drying spaces. Residents also enjoy access to a generous communal car park offering ample parking.

**Situation**

Ideally situated within easy reach of Hillingdon Station, the property benefits from excellent transport links via the Metropolitan and Piccadilly Lines, providing convenient access into Central London. The Oxford Tube coach service is also within walking distance, offering regular services to both Central London and Oxford.

For motorists, the A40/M40 is just a moments away, providing excellent links to London, the Home Counties and the M25 motorway.

A selection of local shops is within easy walking distance, while nearby Uxbridge town centre offers a comprehensive range of shopping facilities, restaurants, cafés, bars and leisure amenities.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

Lease term: 61 years remaining

Service charge: £2800 per annum

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

1ST FLOOR  
Scale: 1/8" = 1'-0"



2ND FLOOR  
Scale: 1/8" = 1'-0"



TOTAL FLOOR AREA: 566 sq ft. (52.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.